Brookline Preservation Commission Demolition Application Report

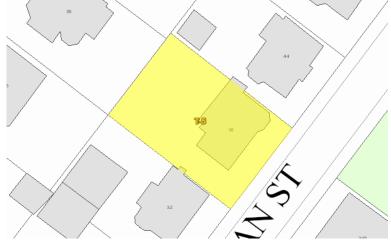
Address: 38 Stedman Street

Applicant: 38 Stedman Street Development LLC

Building Type: House

National Register Listing (if Applicable): N/A





Historical/Architectural Significance:

The house located at 38 Stedman Road was designed in the Colonial Revival style and constructed in 1898. It rises two-and-one-half stories from a stone foundation to a flared gabled, asphalt shingle-clad roof. The walls are clad in shingle siding and windows are a mix of original and replacement wood windows. Access to the property is granted through an off-center replacement entrance door that is balanced with a fixed, lattice lead glass rectangular window. Both sit beneath a relatively plain hip roof, one-story porch with a center staircase and square support columns. The entrance porch is flanked by a three-bay, full-height projecting bay to the right and trio of double hung windows, which sit flush to the exterior wall on the first floor and are installed in an oriel on the second story, to the left. Two ox-eye windows sit between the projecting bays on the second story. The roof features an off-center dormer with two inset double hung windows and a flared hip roof. Alterations to the property include the altering of the wraparound porch (1919-1927), the conversion of the property to a two-family residence (1947), the replacement of three double hung windows with wood casements (1958), the addition of a covered porch (1984), and the replacement of nine first floor single-pane with glazed replacements and installation of a new front door (1999).

The land on which 38 Stedman Road presently sits was once part of George Babcock's extensive landholdings, historically known as Babcock Farm. In 1868, James H. Beals, a local businessman and publisher of the Boston Post, acquired thirteen acres of the Farm. It is unlikely that Beals made significant improvements to the land during his period of ownership. Upon Beals's passing in 1896, the land was acquired by Benjamin B. Newhall, a Boston-based real estate broker and developer. Immediately Newhall made improvements to the land, using gravel from a hill on the site to fill the existing pond, and hired a surveyor to prepare a subdivision plan proposing 70 lots on Beals and Stedman Streets. Development of the area began the following year, and Newhall remained involved in the project until his passing in 1903, at which time his daughter, Ellen, took control of the half-completed development.

The Newhalls partnered with many small-scale developers, primarily tradesmen, real estate agents, and real estate lawyers, in exchange for a portion of the sale price. It appears that a similar arrangement may have been carried out for this property, as well as the adjacent property at 44 Stedman Street. Although the 1898 building permits for the two properties list Millard Peterson as the builder and owner, evidence suggests that Newhall retained ownership of the properties until c.1903. The properties were designed by John Carrigan, a little-known architect whose only listings on the Massachusetts Cultural Resource Information System are for these two properties.

Unlike the homes on Naples Road, which were constructed as ornate single-family residences, properties on Stedman and Beals tended to be smaller, less adorned, and purchased for income-generating purposes. Early residents of Stedman and Beals Streets were primarily lower white collar workers who rented their homes (Renters comprised 90% of all residents of the streets in 1910 and roughly 66% in 1920). It appears that Newhall conveyed the property to Phillip Davis, circa 1903. Between 1903 and 1910, Rev. Allan E. Cross, who was affiliated with the Old South Church in Boston and previously resided at 43 Babcock Street, occupied the property as a tenant. It appears that the Beals family acquired the property in 1907 and retained ownership until circa 1919. In 1919, Miss Sarah E. Johnson applied for a Lodging House License to house 10 lodgers in the property. In 1922, the property was conveyed to Roy R. & Martha E. Castro, listed in town records as a clerk and housewife respectively, who converted the property into a two-family dwelling in 1947. The Castros resided in one unit while renting the other and retained ownership of the property until 1974.

The Beals-Stedman-Naples Area is a well preserved and intact example of high quality, middle-class suburban housing in the Boston area in the early 20th century. Historically, it represents an important period in the evolution of Brookline, when formerly agricultural land and country estates were transformed by transportation improvements, economic growth, and population increases. Architecturally, the area retains fine, singular examples of Queen Anne, Colonial Revival, Shingle Style, Craftsman, and Classical Revival residences, imaginatively conceived, carefully crafted, and assembled in a cohesive and harmonious setting.

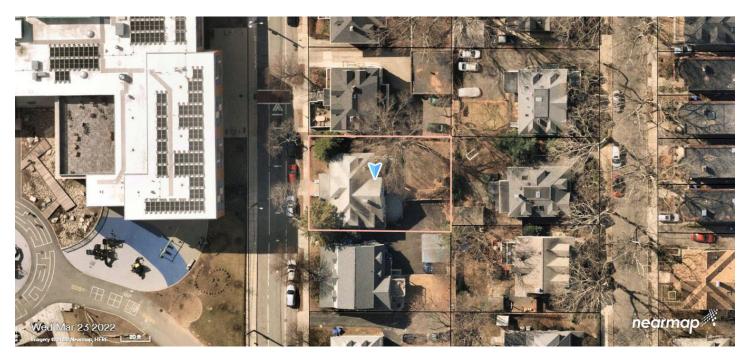
The house at 38 Stedman Street meets the following criteria for an initial determination of significance:

- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or Commonwealth;
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The house at 38 Stedman Street retains integrity of location, design, setting, feeling, materials, workmanship and association.



Aerial view of the property, looking west



Aerial view of the property, looking south



Aerial view of the property, looking east



Aerial view of the property, looking north



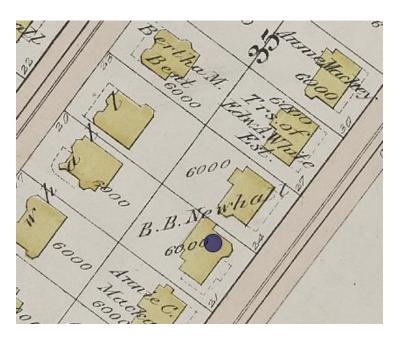
Views of the property from Stedman Street







View of the rear of the building



View of the property, as shown on the 1900 G.W. Bromley & Co. Atlas of the Town of Brookline, Norfolk County, Massachusetts

View of the property, as shown on the 1919 G.W. Bromley & Co. *Atlas of the Town of Brookline, Norfolk County, Massachusetts*



View of the property, as shown on the 1927 G.W. Bromley & Co. Atlas of the Town of Brookline, Norfolk County, Massachusetts